176.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,160,200	/	1,160,200
USE VALUE:	1,160,200	/	1,160,200
ASSESSED:	1,160,200	/	1,160,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63	-65	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN YU ETAL - #63
Owner 2:	DESAI YASH JAYESH ETAL - #65
Owner 3:	
Street 1:	63-65 LANCASTER RD
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MACDONALD JEFFREY M/TARA -
Owner 2:	MACDONALD MICHAEL Z -
Street 1:	65 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 2021, having primarily Clapboard Exterior and 6897 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7362.000	711,600		448,600	1,160,200
Total Card	0.169	711,600		448,600	1,160,200
Total Parcel	0.169	711,600		448,600	1,160,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 168.22 | /Parcel: 168.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

118018

GIS Ref

GIS Ref

Insp Date

05/11/21

!13723!

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	711,600	0	7,362.	448,600	1,160,200		Year end	12/23/2021
2021	104	FV	345,500	0	7,362.	448,600	794,100		Year End Roll	12/10/2020
2020	104	FV	345,400	0	7,362.	448,600	794,000	794,000	Year End Roll	12/18/2019
2019	104	FV	284,500	0	7,362.	442,200	726,700	726,700	Year End Roll	1/3/2019
2018	104	FV	284,500	0	7,362.	339,700	624,200	624,200	Year End Roll	12/20/2017
2017	104	FV	267,000	0	7,362.	320,400	587,400	587,400	Year End Roll	1/3/2017
2016	104	FV	267,000	0	7,362.	294,800	561,800	561,800	Year End	1/4/2016
2015	104	FV	223,200	0	7,362.	275,600	498,800	498,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:38:29

LAST REV

Date	Time
10/21/21	12:12:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACDONALD JEFFR	1562-12	1	8/28/2020	Change>Sale	950,000	No	No		
CHRISTIANSEN RO	1279-23		12/29/2003	Family	100	No	No		
CHRISTIANSEN MA	1244-10		10/24/2001	Family		No	No		
	934-38		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	118018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2021	83	New Buil	295,000	O				
2/16/2021	84	New Buil	295,000	O				
2/16/2021	85	Foundati	20,000	C				
10/6/2020	1233	Demoliti	15,000	C				
7/31/1996	355	Manual	3,500					REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	Permit Visit	DGM	D Mann
5/11/2021	Measured	DGM	D Mann
9/9/2020	SQ Mailed	MM	Mary M
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Info At Door	345	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7362		Sq. Ft.	Site		0	70.	0.87	6									448,603						448,600	

Total AC/HA:	0.16901	Total SF/SM:	7362	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	448,603	Spl Credit		Total:	448,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2021	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	50.	%
Override:			%
	Total:	50.5	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.80224007
Const Adj.:	0.99989998
Adj $ / SQ:	120.324
Other Features:	158916
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1437605
Depreciation:	725991
Depreciated Total:	711614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

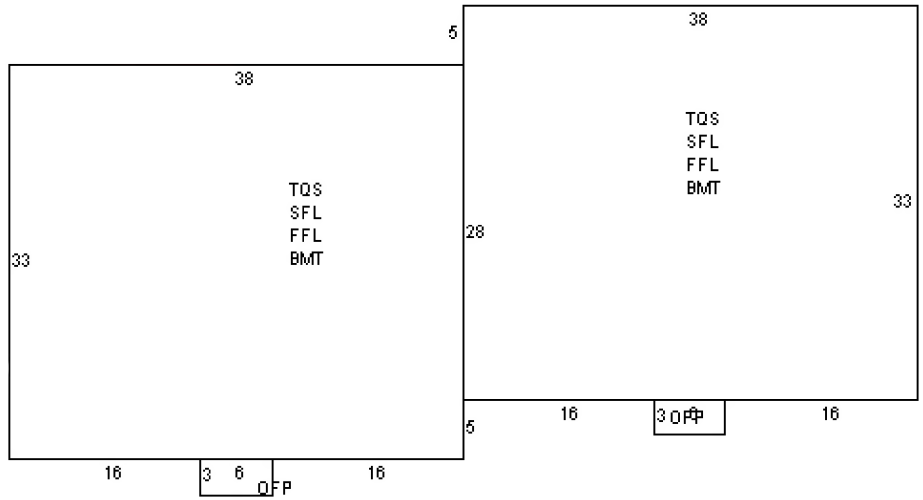
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.03
Special Features:	0	Val/Su Net:	75.37
Final Total:	711600	Val/Su SzAd	103.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,508	36.100	90,532
FFL	First Floor	2,508	120.320	301,773
SFL	Second Floor	2,508	120.320	301,773
TQS	3/4 Story	1,881	120.320	226,329
OFP	Open Porch	36	44.000	1,584

Net Sketched Area:	9,441	Total:	921,991

Size Ad	6897	Gross Area	10068	FinArea	6897

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	